



CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	03/20/07	AGENDA REQUEST NO:	V A
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER	DEPARTMENT HEAD:	SABINE SOMERS-KUENZEL, AICP, DIRECTOR OF PLANNING <i>AK</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	CONDITIONAL USE PERMIT (CUP) TO EXPAND AN EXISTING MOTOR AND GENERATOR MANUFACTURING FACILITY PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 1611		
EXHIBITS:	STAFF REPORT, VICINITY MAP, SITE PHOTOS, CORRESPONDENCE FROM APPLICANT, PUBLIC HEARING NOTICE, ORDINANCE NO. 1611		
CLEARANCES		APPROVAL	
LEGAL:	MEREDITH WILGANOWSKI, <i>MW</i> ASSISTANT CITY ATTORNEY	EXECUTIVE DIRECTOR:	JIM CALLAWAY <i>Jim Callaway</i> COMMUNITY DEVELOPMENT
PURCHASING:	N/A	ASST. CITY MANAGER:	N/A
BUDGET:	N/A	CITY MANAGER:	ALLEN BOGARD <i>Allen Bogard</i>
BUDGET			
EXPENDITURE REQUIRED: \$		N/A	
AMOUNT BUDGETED/REALLOCATION: \$		N/A	
ADDITIONAL APPROPRIATION: \$		N/A	
RECOMMENDED ACTION			
The Planning and Zoning Commission unanimously recommended approval of the proposed CUP.			

EXECUTIVE SUMMARY

This item is a public hearing and first reading on a requested conditional use permit (CUP) to expand an existing motor and generator manufacturing facility located at 500 Industrial Blvd., in the Restricted Industrial (M-1) district. Although this use (SIC No. 3621) has been in operation at the site since the 1960s, it requires a CUP under the current Development Code. The proposed expansion is approximately 13,000 square feet.

This item went before the Planning and Zoning Commission on three (3) separate occasions. First, a workshop was held on January 9, 2007. A public hearing took place at the subsequent January 25, 2007 meeting. Finally, the Commission voted unanimously to recommend approval of the requested CUP to the Mayor and City Council on February 13, 2007.

The only concerns raised by the Commission were over why a CUP was required, potential environmental impacts and screening of outside storage of materials, products and equipment. A CUP is required because, in spite of the use being in operation at the site since the 1960s, the current Code, adopted in 1997, requires a CUP for this use in the M-1 district. Thus, a CUP is required for expansion of the use as well. In terms of environmental impacts, the only activities at the site that could potentially harm the environment, if unmitigated, are sandblasting, painting and vacuum pressure impregnation, which entails applying a polyester coating to motor and generator components. It should be noted that sandblasting and painting operations would not be expanded as a result of the CUP being approved. In any event, all of the above activities are heavily regulated by the State and the applicant has specifically received permission from the Texas Commission on Environmental Quality (TCEQ) to perform them in accordance with their strict rules and regulations. Approval of this CUP would also result in screening of outside storage areas along Industrial Blvd. with a 7' wood fence. Outside storage of materials, products and equipment was an issue identified by staff early on in the process. It would appear that the screening provision of this CUP would result in an improvement to the site.

EXHIBITS

STAFF REPORT

GENERAL SITE INFORMATION AND ANALYSIS:

The following is a summary of general site information.

Adjacent Zoning	North:	Restricted Industrial (M-1)
	South:	Restricted Industrial (M-1)
	East:	Restricted Industrial (M-1) and Business Office (B-O)
	West:	Restricted Industrial (M-1)
	Site:	Restricted Industrial (M-1)
Adjacent Land Use	North:	Office/Warehouse (KW Industries), Fort Bend ISD Warehouse Facility
	South:	Vacant
	East:	Office/Warehouse, Fort Bend County office
	West:	Schlumberger/Vacant
	Site:	Motor and Generator Manufacturing

DEVELOPMENT CODE PROVISIONS FOR CONDITIONAL USE PERMITS:

Sec. 2-22. Standard of Review

In reviewing the application, the Commission and Council will consider the impact the proposed use would have on surrounding premises and the community, including traffic, noise, and property values; any conditions or restrictions that could mitigate any adverse impact; and other matters that are relevant to a determination of whether the use would be a compatible and appropriate use of the premises.

Sec. 2-23. Conditions

The Commission may recommend, and the Council may impose, reasonable conditions and restrictions in the granting of a permit to mitigate any adverse impacts of the proposed use. The conditions must be specified in the ordinance approving the permit.

ANALYSIS:

Case Overview:

The subject property, located at 500 Industrial Blvd., is zoned Restricted Industrial (M-1). The site has been used for motor and generator manufacturing (SIC No. 3621) since the 1960s. However, the current Development Code, adopted in 1997, requires a conditional use permit (CUP) for this use in the M-1 district. Thus, expanding the use requires a CUP.

National Oilwell is proposing a manufacturing expansion of approximately 13,000 square feet. They also have plans for other improvements such as a 10,000 square foot shipping and receiving building, additional parking and a new driveway on the south side of the site. These aspects do not require a CUP. This case is focused solely on the 13,000 square foot manufacturing addition.

Parking and Traffic Circulation:

Based on the scope of the project, it does not appear that any major parking or traffic circulation issues will arise as a result of the request ultimately being approved. Staff will address any parking or traffic impacts during the site plan approval process.

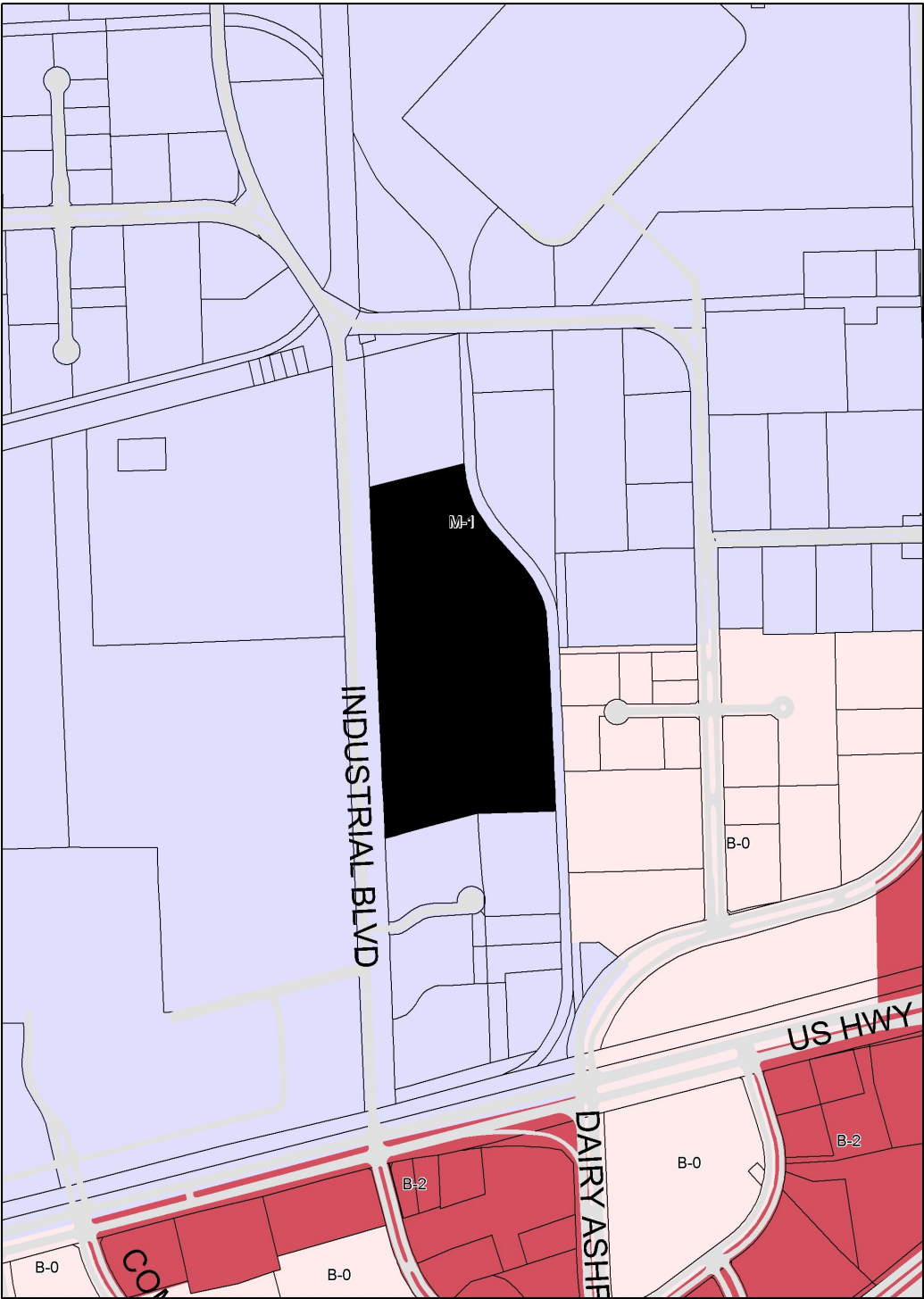
Points for Consideration:

The only potential adverse impact of the proposed 13,000 square foot manufacturing addition identified by staff is if it results in further unscreened outside storage of materials, products or equipment. Thus, the recommended condition for approval is screening outside storage areas along Industrial Blvd. with a 7' wood fence. The applicant has specifically proposed to do this. There do not appear to be any other possible negative impacts. Thus, it appears that the CUP would result in an overall improvement to the site.

CC: Steve Long, steve.long@nov.com
File No. 7320

Vicinity Map:

500 Industrial Blvd.



Site Photos:

North Side of Site from Industrial Blvd.



North Central Portion of Site from Industrial



Central Area of Site from Industrial



View from Industrial Looking North from South Side of Site



Correspondence from Applicant:



DEC 26 2006

PLANNING

PLANNING DEPARTMENT
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact National Oilwell Varco, Sugar Land Facility, Attention: Stephen Long

Address 500 Industrial Boulevard, Sugar Land, Texas 77478

Phone 281-274-0408 Fax 281-240-6008

Email steve.long@nov.com

Owner

Contact National Oilwell Varco

Address 10000 Richmond Avenue, Houston, Texas, 77042

Phone 713-346-7500 Fax _____

Email _____

Property Legal Description _____ See Attached Metes & Bounds

Lot _____ Block _____ Subdivision _____

Current Zoning District M-1 Proposed Zoning District, if applicable _____

If this is a CUP application: ☒ new building ☐ existing building

Proposed Use (CUP only) Manufacturing Motors & Generators, SIC Code 3621

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X Stephen R. Long

Signature of Applicant

Dec. 26, 2006
Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☐ Three (3) copies of the completed application
- ☐ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☐ Metes and bounds of the site or county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☐ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.



NATIONAL OILWELL VARCO

Power Solutions Group
500 Industrial Blvd.
Sugar Land, TX 77478-2898
PHONE (281) 240-8111
FAX (281) 240-5074

RECEIVED

DEC 26 2006

PLANNING

December 26, 2006

Planning Department, City Hall
2700 Town Center Blvd. North
Sugar Land, Texas 77479
Attention: Development Review Coordinator

Dear Sir or Madam,

I, Stephen Long, as Director of Plant Operations for the Sugar Land facility of National Oilwell Varco at 500 Industrial Boulevard, Sugar Land, Texas, do hereby request a Conditional Use Permit (CUP), for parking improvements and the construction of two new buildings on our premises. I request the approval of parking improvements including the building of a new culvert on the south side of the property to improve safety and traffic flow, as well as the repaving of our parking lot to improve the aesthetics, safety, and functionality of our property. Additionally, I request approval to construct two new buildings on our premises: one 10,000 square foot building with an 18 foot eave height to be used for shipping and receiving, and one 14,000 square foot building with a 42 foot eave height to be used for manufacturing, assembly and testing of electrical motors and generators.

Our current traffic circulation takes place through one entrance at our facility on 500 Industrial Boulevard. All employee car traffic as well as all commercial truck traffic takes place through this singular entrance. With our increased volume of shipping and receiving, as well as the increasing number of employees working at our facility, our current entrance creates an impediment to traffic flow in and out of our facility as well as creates a higher level of safety risk due to the mixing of commercial and employee traffic. In order to improve this current traffic situation, I am requesting the approval to construct a new culvert south of our current entrance. This new culvert will be used strictly for employee automobile traffic. Additionally, our current entrance will be used strictly for commercial truck traffic. An automated security gate will be installed to help improve safety and security at our facility. The addition of this secondary entrance onto 500 Industrial Boulevard should improve traffic flow on the public street, as the possibility of queues of traffic forming due to entrance congestion will be greatly reduced.

The repaving of our parking lot will help improve the traffic flow and safety for our employee parking. Our current parking lot is greatly in need of repairs, as the surface has become uneven and potholed. The repaving will be done over existing paved surface. The parking lot area will not increase in size and no unpaved areas will be paved. Additionally we may install lamp posts in our parking lot to increase safety for our night-shift workers. The repaving of our parking lot should create benefits of increased safety of our employees as well as improved aesthetics and functionality for our facility.



NATIONAL OILWELL VARCO

Power Solutions Group
500 Industrial Blvd.
Sugar Land, TX 77478-2898
PHONE (281) 240-6111
FAX (281) 240-5074

Our facility is classified for motor and generator manufacturing under the Standard Industrial Classification (SIC) Code 3621 and the North American Industry Classification System (NAICS) Code 335312. As our facility has been zoned M-1, "Restricted Industrial", by the City of Sugar Land and the use of this land for these operations is only permitted under a Conditional Use Permit, we are requesting a CUP for the approval of two new buildings for use in the manufacturing, shipping and receiving of electrical motors and generators.

The construction of a 10,000 square foot building with an 18 foot eave height is intended for shipping and receiving of parts and completed electrical motors and generators. This building will include attached loading docks to facilitate this process. We currently must offload covered trucks using forklifts and chains. Given our heavy volume of shipping and congestion in our shipping area, this method has created logistical and safety problems. Loading docks will allow us to receive and ship items in a much safer and more efficient manner. The construction of a 14,000 square foot building with a 42 foot eave height is intended to be used for manufacturing, assembly and testing of electrical motors and generators.

Sincerely,

Stephen R. Long
Director of Plant Operations
National Oilwell Varco- Sugar Land

Public Hearing Notice:

NOTICE OF PUBLIC HEARING

PUBLIC HEARING NOTICE REGARDING A REQUESTED CONDITIONAL USE PERMIT (CUP) TO EXPAND AN EXISTING MOTOR/GENERATOR MANUFACTURING FACILITY LOCATED AT 500 INDUSTRIAL BOULEVARD, IN THE RESTRICTED INDUSTRIAL (M-1) DISTRICT

THE PROPERTY IS FURTHER DESCRIBED AS 24.167 ACRES LOCATED ON THE EAST SIDE OF INDUSTRIAL BOULEVARD, IN THE BROWN AND BELKNAP LEAGUE, ABSTRACT 15, FORT BEND COUNTY, TEXAS.

PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed conditional use permit (CUP) request shall be given an opportunity to be heard.

**WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS**

**WHEN: CITY OF SUGAR LAND
CITY COUNCIL MEETING
6:00 P.M., MARCH 20, 2007**

DETAILS OF THE PROPOSED CONDITIONAL USE PERMIT MAY BE OBTAINED FROM THE PLANNING OFFICE, CITY OF SUGAR LAND, CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS, MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M. OR YOU MAY CALL (281) 275-2218 FOR ADDITIONAL INFORMATION.

ORDINANCE NO. 1611

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING MOTOR AND GENERATOR MANUFACTURING FACILITY IN A RESTRICTED INDUSTRIAL (M-1) DISTRICT.

WHEREAS, National Oilwell Varco has applied for a conditional use permit to expand an existing motor and generator manufacturing facility in a Restricted Industrial (M-1) zoning district for the real property located at 500 Industrial Boulevard; and

WHEREAS, the Planning and Zoning Commission recommends the permit be approved; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That a conditional use permit to expand an existing motor and generator manufacturing facility (SIC No. 3621; Motor and Generator Manufacturing) is granted for the property described in Exhibit B, attached to and incorporated into this ordinance by reference.)

Section 2. That the permit is subject to the following conditions:

1. All materials, products, or equipment which are stored outside of a fully-enclosed building shall be screened from Industrial Boulevard with a seven-foot wood fence.

Section 3. That the premises will be developed, operated, and maintained in accordance with the ordinances of the City of Sugar Land and in accordance with the site plan dated December 20, 2006 shown in Exhibit A, attached to and incorporated into this ordinance by reference. If there is a conflict between a provision of this ordinance and a provision of the Code of Ordinances or the Sugar Land Development Code, the more stringent provision controls.

Section 4. That any person found guilty of intentionally violating this ordinance will be fined not more than \$2,000 for each offense.

APPROVED on first consideration on _____, 2007.

ADOPTED upon second consideration on _____, 2007.

David G. Wallace, Mayor

ATTEST:

Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:

Meredith Wilganski

Attachments: Exhibit A – Conceptual Site Plan
Exhibit B – Metes and Bounds Description

Metes and Bounds Description

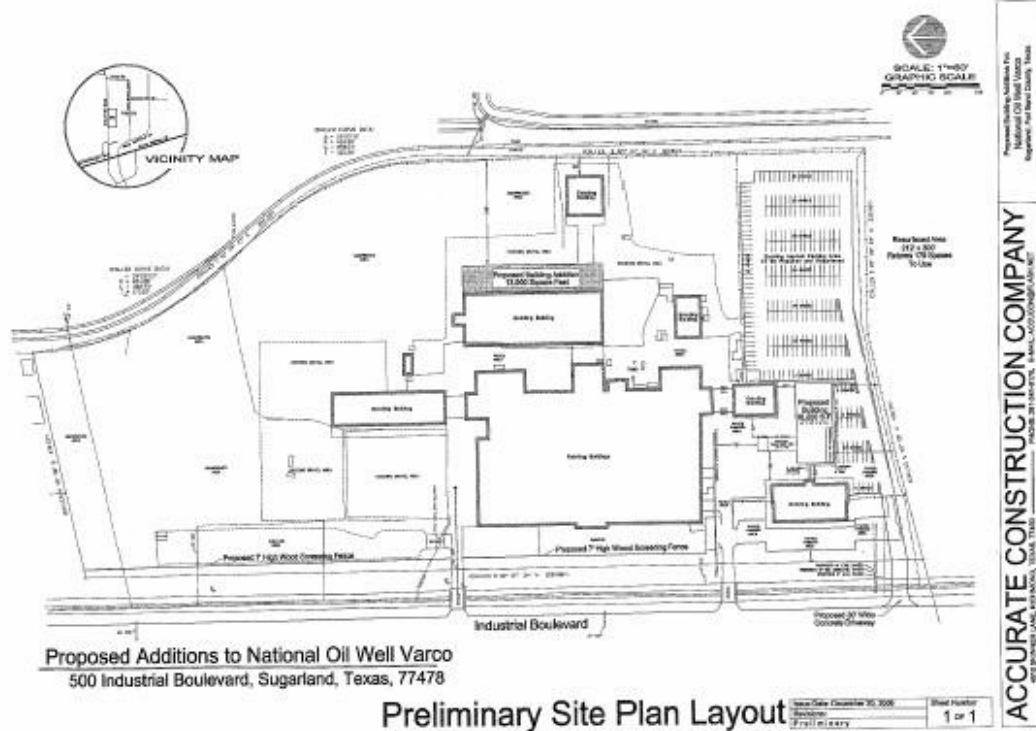


EXHIBIT "A"
LEGAL DESCRIPTION OF LAND

Tract One (15.0 Acres)

For connection begin at a 3/4 inch iron rod found marking the Southeast corner of the Schlumberger Well Surveying Corp. 200.0 Acre Tract (recorded in Volume 354, Page 94 of the Deed Records); said corner being the Northwest line of the G. H. & S. A. Railroad (100 feet wide); THENCE North 78° 02' East, 137.9 feet along the Northwest line of said Railroad to a point; THENCE, North, 81.36 feet to an iron pipe set for the Southwest corner of the Sperry Sun 10.50 Acre Tract; in all 1167.40 feet along the East line of the Fort Bend County Water Control & Improvement District No. 1 right-of-way and West line of the Houston Pipeline Company 20 foot easement to a concrete monument set for the Southwest corner of and place of beginning for this 15.00 Acre Tract; said corner being the Northwest corner of the Sperry Sun 10.50 Acre Tract;

THENCE, North 1552.09 feet along said right-of-way and easement line to a concrete monument set for the Northwest corner of this Tract;

THENCE, North 78° 02' East, crossing said Houston Pipeline Company 20 foot easement, the Dow Chemical Company 20 foot easement, and the Trunkline Gas Company 20 foot easement, in all 430.33 feet to a concrete monument set for the Northeast corner of this Tract;

THENCE, South, 1552.09 feet to a concrete monument set for the Southeast corner of this Tract;

THENCE, South 78° 02' West, along the North line of said Sperry Sun 10.50 Acre Tract, at 369 feet pass the East line of same said Trunkline Gas Company 20 foot easement, then crossing said Trunkline Gas Company 20 foot easement, the Dow Chemical Company 20 foot easement, and the Houston Pipeline Company 20 foot easement; in all a total distance of 430.33 feet to the place of beginning and containing 15.00 Acres of Land.

Tract Two (9.167 Acres)

Being a tract or parcel of land containing 9.167 acres located in the Brown & Belknap League, A-15, Fort Bend County, Texas, more particularly being a portion of that certain 1303.637 acres of land conveyed to Sugarland Properties Incorporated by instrument of record in Volume 607, Page 80, Deed Records, Fort Bend County,

Texas, and said 9.167 acre tract being more particularly described by metes and bounds as follows (all bearing referenced to the Texas Coordinate Systems, South Central Zone):

BEGINNING at a 3/4" iron pipe marking the southeasterly corner of that certain 15.0 acre tract conveyed to The Baylor Company by instrument of Record in Volume 495, Page 790, Deed Records, Fort Bend County, Texas;

THENCE, with the easterly line of said Baylor Company tract, North 02°27'37" West, 1553.06 feet to a 3/4" iron pin for corner, said point being the Northeasterly corner of said Baylor Company tract, and also being the southeasterly corner of that certain 5.539 acre tract conveyed to International Alloys, Inc. by instrument of record in Volume 662, Page 812, Deed Records, Fort Bend County, Texas;

THENCE, leaving the easterly line of said Baylor Company tract along the Arc of a non-tangent curve to the left whose Radius bears North 87°32'36" East, said curve being subtended by a Central Angle of 39°22'23", having a Radius of 484.28 feet and an Arc Length of 332.79 feet to a point of tangency;

THENCE, South 41°49'47" East, 207.39 feet to the beginning of a curve;

THENCE, along the Arc of a tangent curve to the Right, said curve being subtended by a Central Angle of 39°22'11" having a Radius of 434.28 feet and an Arc Length of 298.41 feet to a point of tangency;

THENCE, South 02°27'36" East, 810.05 feet to a point for corner;

THENCE, South 87°32'24" West, 339.99 feet to the POINT OF BEGINNING and containing 9.167 acres of land.

The improvements included with the land described in this Exhibit "A" shall also include the crane rails and crane rail support structure of the overhead crane located within the improvements, but such improvements specifically do not include the crane bridge, the apparatus associated with the crane bridge or the remaining portions of such overhead crane.

JMS-0692\Baylor-A.esh

Return To:
Mary Heinitz
Vinson & Elkins
2214 First City Tower
1001 Fannin St.
Houston, TX. 77002-6780

(Exhibit "A" Page 2 of 2)